



City of Seattle

---

Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3003404

**Application Name:** Nathaniel Cormier, Jones and Jones for Seattle  
Department of Parks and Recreation

**Address of Proposal:** 1411 31<sup>st</sup> Avenue South (Mt. Baker Ridge Viewpoint)

**SUMMARY OF PROPOSED ACTION**

Land Use Permit for a 4,800 sq. ft. public park with a 1,000 sq. ft. metal grated platform deck to cantilever over the steep slope in an environmentally critical area. Project includes 70 to 475 cu. yds. of grading. Determination of Non-Significance made by Seattle Parks and Recreation.

The following approval is required:

**SEPA – for conditioning only** - Chapter 25.05 Seattle Municipal Code.

**SEPA DETERMINATION:** ☐ Exempt ☒ DNS<sup>1</sup> ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or  
involving another agency with jurisdiction

<sup>1</sup>SEPA Determination of Non-Significance issued by Seattle Department of Parks and Recreation on September 26, 2005.

## **BACKGROUND DATA**

*Site Location:* See Map

*Zoning:* Neighborhood Commercial 1 with a 30 foot height limit (NC1-30)

*Parcel Size:* 4800 square feet

*Existing Use:* Vacant land owned by Seattle Parks and Recreation

*Zoning in Vicinity:* NC1-30 and Lowrise 1

*Environmentally Critical Areas:* Steep slope and potential slide.

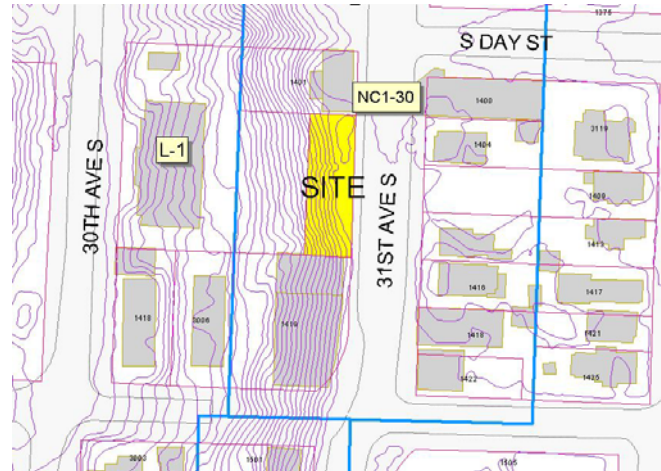
## **Proposal Description**

The proposal is to clear some of the site vegetation and to construct a view platform with seating areas. The project consists of a metal mesh pier that extends out approximately 40 feet to the west to the property line adjacent to 31<sup>st</sup> Avenue South. There will be benches, trash cans and other park amenities on the pier. The pier will be accessed via a set of four porous concrete stairs and a metal mesh ADA ramp. Adjacent to the sidewalk will be a small graded cobble stone area that will support seven 3' diameter basalt stones that are part of an art piece at the site and a trellis like entry structure. Grading will be needed to establish the upper portion of the park. There will also be a stairway down to the pier from the sidewalk. All invasive under story and shrubs (blackberry, ivy, black locust) will be removed. Existing Douglas fir trees may be selectively removed. The intent in this viewpoint project is to have a "windowed" view; not to remove all the trees. As part of the project 4000 sq. ft. of vegetation will be cleared and 2,700 sq. ft. will be planted.

## **Public Comments**

No public comments were received during the comment period which ended on March 15, 2006.

Prior to submitting an application to DPD, the Parks Department orchestrated a public involvement process which included three public meetings. The first one in June 2003 was a brainstorming session with the public to talk about what they would like to see at the site. The second in November 2003 was to examine two concepts prepared by the consultant. Public Workshop No. 3 occurred in March 2004. The schematic plan was presented to the public. Before the first public meeting a large project sign was installed at the site. This has been regularly updated by the community. A mailing of 2000 pieces went out in June 2003 also. The Mount Baker community group had an auction after the last workshop. At least 500 people attended the auction and could see the plan displayed. There have also been a series of fundraising events, including a garden tour, where the plan was displayed.



## **ANALYSIS - SEPA**

The environmental impacts have been analyzed in environmental documents prepared by Seattle Department of Parks and Recreation, which issued a Determination of Non-Significance for the project on September 26, 2005.

The Department is reviewing the environmental impacts of the proposal in order to impose further conditions if necessary. This proposal is reviewed under substantive SEPA authority. Disclosure of the potential impacts from this proposal was made in the environmental documents listed above. This information, supplemental information provided by the applicant and the experience of this agency with review of similar proposals form the basis of this analysis and conditioning.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans and other policies explicitly referenced, may serve as the basis for exercising substantive SEPA authority.

### **Short-term Impacts**

The following temporary or construction-related impacts are expected: (1) temporary soil erosion; (2) decreased air quality due to increased dust and other suspended air particulates during excavation, filling and transport of materials to and from the site as well as due to vehicle exhaust from operation of construction equipment; (3) increased noise and vibration from construction operations and equipment; and 4) slightly increased traffic and parking demand from construction personnel traveling to and from the work site.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The Stormwater, Grading and Drainage Control Code regulates site excavation for foundation purposes and requires that soil erosion control techniques be initiated for the duration of construction. The Environmentally Critical Areas regulations provides rules to protect the public health, safety and welfare, promote safe development through the use of the best possible planning and engineering techniques, and prevents harm to the environment. The Street Use Ordinance requires debris to be removed from the street right of way, and regulates obstruction of the sidewalk. Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. The Building Code provides for construction measures and life safety issues. Most impacts will be mitigated sufficiently by the referenced codes and ordinances; however, noise and earth impacts are discussed further.

### **Noise**

The project is expected to generate loud noise during construction. These impacts would be especially adverse in the early morning, in the evening, and on weekends. The surrounding property is developed with residential uses that will be impacted by construction noise. To mitigate construction noise the Department of Parks and Recreation will limit work to between the hours of 7:30 AM to 6 PM on non-holiday weekdays. Weekend work and/or work before

Earth/Soils

### Long-term Impacts

The proposed development will consist of a diminutive quantity of impervious surface and height, bulk and scale. The height of the proposed trellis entry structure will be about 10 feet above grade with some spires reaching a height of 25.5 feet from grade. Other features of the park, like benches, seat walls and guard rails will not be more than a few feet in height. The site and steep slopes will be stabilized and invasive plants removed. The proposal includes revegetating the site with native vegetation.

No SEPA conditioning is necessary pursuant o SEPA policies.

### CONDITIONS - SEPA

None.

Signature: (signature on file) Date: July 10, 2006  
 Jess Harris, AICP, Senior Land Use Planner